

Planning Reference No:	10/3824N
Application Address:	Laburnum House, 8 Coppenhall Lane, Crewe, CW2 8TT
Proposal:	Extension to provide w/c and shower room for disabled person
Applicant:	Mrs Julie Cartlidge
Application Type:	Householder
Grid Reference:	368090 355874
Ward:	Crewe West
Earliest Determination Date:	22 nd October
Expiry Dated:	22 nd November
Date of Officer's Site Visit:	10 th November
Date Report Prepared:	10 th November
Constraints:	Within Settlement Boundary

SUMMARY RECOMMENDATION:

Approve with conditions

MAIN ISSUES:

- Principle
- Design
- Amenity

1. REASON FOR REFERRAL

This application is deferred to the Southern Planning Committee as the applicant is the wife of Councillor Roy Cartlidge.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is a two storey semi-detached dwelling situated along the cul-de-sac of Coppenhall Lane, off Sunnybank Road to the west of the Crewe Settlement Boundary.

To the rear of the application dwelling is a garden area bordered by 1.8 metre high timber panel fencing. An attached out building with mono pitch roof projects from the rear elevation by 3.6 metres, with a width of 2.4 metres and a height of 2.2 metres, it is this area which forms the basis of this application.

The outbuilding adjoins a similar attached building to the rear of the neighbouring dwelling (number 6 Coppenhall Lane).

3. DETAILS OF PROPOSAL

The application seeks permission to demolish the existing outbuilding and replace it with a single storey flat roof extension with similar dimensions to that of the existing. It will project from the existing rear elevation by 3.6 metres, have a width of 2.5 metres and a roof height of 2.5 metres.

A window and a door will be positioned in the south elevation of the proposal while the west elevation (rear) will be blank.

The proposed development will be constructed of facing brick to match that of the existing dwelling with a felt roof.

Internally access will be created through the existing kitchen wall.

4. RELEVANT HISTORY

None

5. POLICIES

Crewe & Nantwich Borough Council Local Plan Policy

BE.1 – Amenity

BE.2 – Design Standards

RES.11 – Improvements and Alterations to Existing Dwellings

Other Material Considerations

SPD – Extensions and Householder Development.

6. CONSULTATIONS (External to Planning)

None

7. VIEWS OF THE PARISH / TOWN COUNCIL:

N/A

8. OTHER REPRESENTATIONS:

None received

9. APPLICANT'S SUPPORTING INFORMATION:

Specification of works

10. OFFICER APPRAISAL

Principle of Development

The proposal is for a single storey rear extension to a dwelling within the settlement boundary for Crewe which is acceptable in principle providing that the design is appropriate and that the development does not give rise to any detrimental impact on the amenities of adjacent properties.

Design

Policy BE.2 (Design Standards) of the Crewe and Nantwich Replacement Local Plan 2011 states that proposals for new development should:

- Respect the pattern, character and form of the surroundings, and

- Not adversely affect the streetscene by reason of scale, height, proportions or materials used.

It is considered that the proposed development is of a scale that is appropriate for the size of the host dwelling and respects the pattern, character and form of the surroundings.

It will not be viewed from the highway, therefore it will not have a detrimental impact upon the streetscene of Coppenhall Lane.

As a result the proposed development is in accordance with Policy BE.2 (Design Standards) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Amenity

Policy BE.1 (Amenity) of the Crewe and Nantwich Replacement Local Plan 2011 states that proposals for new development should not:

- Prejudice the amenity of future occupiers or the occupiers of adjacent property by reason of overlooking, overshadowing or visual intrusion.

Furthermore, Policy RES.11 (Extensions and Alterations to Existing Dwellings) states that development within the curtilage of a dwelling should not:

- Should not result in a loss of amenity to neighbouring properties by reason of its scale or location.

The proposed development will essentially replace an existing structure and occupy a similar footprint.

It will not cause harm to the amenities of the neighbouring number 6 Coppenhall Lane as there is an existing outbuilding lying along side the application site.

Between the proposed development and the neighbouring property to the south (number 10 Coppenhall Lane) is a 1.8 metre high timber panel boundary fence. This fence will mitigate any possible loss of amenity caused by the proposal in terms of overlooking although in any case the window would be obscure glazed.

The 1.8 metre high timber panel fence to the west of the site will screen the proposed development from view from this aspect.

As a result the proposed development is in accordance with Policy BE.1 (Amenity) and Policy RES.11 (Improvements and Alterations to Existing Dwellings) of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

11. CONCLUSIONS

The proposed single storey rear extension is of an appropriate design and will not have a detrimental impact upon the amenities of neighbouring dwelling.

12. RECOMMENDATIONS

APPROVE subject to the following conditions

- 1. Commence development within 3 years**
- 2. Development in accordance with approved plans**
- 3. Materials to match the existing dwelling as closely as possible.**

LOCATION PLAN: Licence No 100049045

